



# City of Hesperia

Gateway to the High Desert

June 3, 2009

State of California  
Department of Housing and Community Development  
Housing Policy Department  
1800 3<sup>rd</sup> Street  
Sacramento, Ca. 95811-6942

Re: Annual Report on the Status and Implementation of the General Plan

Dear Housing Policy Department:

Please find enclosed the City of Hesperia's Annual Report for 2008. This report covers activities during 2008 as well as ongoing activities. The City is currently in the process of updating its General Plan. If you have any questions, or need further information, please contact me at (760) 947-1253.

Sincerely,

Dave Reno, AICP  
Principal Planner

HOUSING POLICY  
DEVELOPMENT, HCD

CC: Mike Podegracz, City Manager  
Scott Priester, Development Services Director  
Thomas K. Harp, Deputy Director, Development Services, C/D  
(W/O Attachments)

JUN 08 2009

Thurston Smith, Mayor  
Rita K. Vogler, Mayor Pro Tem  
Paul Bosacki, Council Member  
Mike Leonard, Council Member  
Ed Pack, Council Member

Mike Podegracz, City Manager

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# HESPERIA GENERAL PLAN ANNUAL REPORT

2008



## ANNUAL REPORT ON THE STATUS OF THE GENERAL PLAN

### INTRODUCTION

Government Code Section 65400(b) requires each City and County with an adopted General Plan to provide an annual report to the legislative body on: 1) The status of the plan and progress of its implementation, including the progress in meeting its share of regional housing needs, and; 2) Local efforts to remove governmental constraints to the maintenance, improvement and development of housing. This annual report is a working document that provides information on the specific direction of the City of Hesperia and it is a tool to alert the City of potential revisions that may be required in the future.

This document serves three purposes for the City of Hesperia. First, this report serves as the required annual report for the 2008 calendar year. Second, this report is the Implementation Plan for the General Plan, providing a comprehensive picture of the steps taken by the City in realizing the major policies established in the General Plan. Finally, since many of the General Plan policies are environmental mitigation measures from the Final Environmental Impact Report (FEIR) adopted for the General Plan, this report is the method through which the City of Hesperia complies with the requirements of Section 21081.6 of the California Public Resources Code (the "California Environmental Quality Act") which mandates monitoring of the mitigation measures.

The City's corporate limits are approximately 75 square miles in area, and the designated Sphere of Influence is an additional 36± square miles. The City was originally incorporated with 50 square miles and has since completed 13 annexations. The most significant were for Rancho Las Flores (1992) and the Freeway Corridor (2004). When incorporated in 1988, the City had approximately 50,000 residents. The State Department of Finance estimates that the City has over 87,000 residents in 2008.

### HESPERIA GENERAL PLAN ELEMENTS

State law requires that a general plan contain seven mandatory elements. The Hesperia General Plan has the required seven elements, and includes maps illustrating the Land Use Plan and Circulation Plan of the City. These seven elements, with a brief discussion of each, are as follows:

The **Land Use Element** is the central element of the General Plan. This element guides the physical development of the City and its appearance, establishing land use designations on all territory within the City limits as well as the City's Sphere of Influence. The Land Use Plan shows the distribution and extent of residential, commercial, industrial, public and open space uses. Residential uses are classified by density ranges. Areas requiring comprehensive planning or special protection are also designated. The text contains the City's land use goals and policies on which the map designations are based. The Land Use Element is the most frequently amended element, as many development projects require an amendment as part of their approval. The most significant amendment to the Land Use Plan was the Main Street and Freeway Corridor Specific Plan, adopted in September 2008.

The **Circulation Element** contains information on streets and highways, trails and facilities for rail, airport and transit, which will meet the projected needs of the community. The Circulation Element contains a map showing the distribution and designation of streets and highways, and existing rail facilities within the community. Another map shows the City's bike and equestrian trail system. The text contains goals and policies on which the road designations are based along with specific actions for implementing the City's circulation objectives.

The **Safety Element** establishes standards and plans for protection from a variety of hazards including fire, earthquake hazards, and flooding, and includes discussion of emergency services. This element also examines ground failure, dam inundation, disaster preparedness, airport safety and handling of hazardous materials. The goals and policies identify these hazards and include actions to minimize potential risks to the public.

The **Open Space Element** addresses recreational areas, as well as other locations and factors relative to open space. The Open Space Element details policies and measures for the preservation of open space, developed recreational park land, streetscapes, scenic corridors and recreational trails. These trails include bicycle and equestrian trails. The element also acknowledges the City proximity to the Pacific Crest Trail and the opportunity to connect to the State trail system. Finally the element address the community's needs and outlines the existing facilities operated by the Hesperia Recreation and Park District.

The **Conservation Element** addresses the identification, conservation, development and use of natural resources including groundwater, soils, wildlife and mineral resources. This Element of the General Plan contains background information, policies and implementation programs relating to resource conservation within the planning area. The Element also addresses paleontological and cultural resources, air quality issues, agricultural lands as well as visual and aesthetic resources.

The **Noise Element** includes a comprehensive program to control noise in the planning process. The Noise Element identifies noise sensitive land uses and noise sources and defines areas of noise impact for the purpose of developing programs to protect residents from excessive noise intrusion.

The **Housing Element** contains provisions for housing development to all economic segments of the community. The Housing Element identifies the existing and projected housing needs of the community and establishes goals, policies, objectives, and programs for the preservation, improvement, and development of housing. It lists the numerical objectives assigned to the City through the Regional Housing Needs Assessment process conducted by SCAG and SANBAG. Of the seven mandatory elements, the Housing Element is the only one that requires review by the State for confirming compliance with State housing laws..

## ACTIONS COMPLETED, ONGOING OR INITIATED IN 2008

The following activities have been completed, initiated, implemented or processed by the City of Hesperia in 2008, which relate to General Plan goals and/or mitigation measures. These activities are categorized by the General Plan element they relate to and assist in implementation. Many of the policies, actions and mitigation measures contained within the General Plan are on-going in nature and are not listed below.

The City has completed the Main Street and Freeway Corridor Specific Plan. This plan covers about 10,000 acres and the City's two most important thoroughfares. This plan was adopted in September 2008. Extensive public outreach occurred during 11 public meetings to solicit input on this Specific Plan from residents, local businesses and property owners.

Staff is also working on the General Plan Update. This is the first comprehensive update since the original General Plan was adopted in 1991. The update will cover the entire City and all seven elements of the General Plan. Of particular importance is the goal to convert the plan to a one-map system where all land uses will be designated on the General Plan map, eliminating the zoning map and any remaining inconsistencies. This will enable the public to easily determine the appropriate land uses for any parcel in the City and sphere of influence.

Additional actions taken by the City that address implementation of General Plan goals are discussed below:

### **Land Use Element:**

*L.G.2 Develop policies which will ensure that future development is compatible with existing uses and the desert environment, and that it will meet general social and economic needs.*

*L.G.3 Adopt land use strategies which will facilitate development of a self-contained community, with a full range of residential densities and housing types, commercial, educational, institutional, and recreational services, and job opportunities.*

*L.G.4 Accommodate population growth and associated land use development within the City of Hesperia, within the limits of the natural environment and the capacity of its infrastructure.*

*L.G.6 Provide for a mix of residential, commercial and industrial land uses which will generate sufficient tax revenues to pay the costs of maintaining desired levels of services and adequate infrastructure facilities.*

*L.G.7 Develop a fiscally sound and balanced land use mix and distribution, recognizing long-term commitments to both rural and urban lifestyles, to managed growth, and to a balance of jobs and housing.*

The General Plan update will serve to address changes in the City's size, population and character that have taken place in the last 18 years. New laws, as well as other state

and federal mandates will also be addressed in the update, including, but not limited to regional government (SCAG and SANBAG) green house gas reduction targets, housing goals and transportation funding.

The City completed and adopted the Main Street and Freeway Corridor Specific Plan on September 16, 2008. This plan addresses land use and design standards, as well as motorized, bicycle and pedestrian circulation in a 10,000 acre area encompassing the City's two most important thoroughfares. The plan includes new zone districts, which take advantage of the City's existing and planned land use patterns to create a vibrant and attractive downtown area. The plan also anticipates regional commercial, auto sales and industrial uses to establish sales tax producing businesses and locally based jobs along the freeway corridor.

The Hesperia Gateway Shopping Center, featuring a Target Supercenter, opened in October 2008. This center is consistent with the land use goal to establish regional commercial uses along the freeway. The design and architecture meets the requirements of the Specific plan to create a visually interesting and attractive place to shop or dine. This project is the latest in a series of regional uses that have been established in this area, including four hotels.

The City has established a Development Impact Fee, which is assessed on all new development. A portion of this fee is allocated to streets, drainage, fire, police and public services.

*L.G.8 Provide for a visually pleasing environment through adoption of design standards which will enhance the natural desert environment, conserve natural resources, and minimize visual clutter and blight.*

The City has adopted architectural and design standards in the Development Code as well as the Main Street and Freeway Corridor Specific Plan. The City reviews all new development for compliance with these standards. This assures compatibility with adjacent uses and high quality architecture.

The City has acquired 30 acres in the vicinity of the Civic Plaza. In 2006, the City completed the Hesperia Branch Library and the City Hall buildings. In 2008, the Civic Plaza Park was completed in time for the City's 20th anniversary celebration. In addition, a police station and County Government Center are planned for property adjacent to City Hall and the park. All of these buildings exhibit common architecture, which will unify the Civic Plaza around the park.

The City has commenced the Downtown Revitalization Program. This consists of installing new curb, gutter, sidewalks and front yard fencing in a one-square mile area immediately east of the Civic Plaza. Water lines will be replaced and new sewer lines will also be installed. Street trees will be added to complete the thematic improvements in harmony with the City's plans for the Civic Plaza. The intent is to increase the property values in this area to encourage construction or remodeling of the existing homes and apartments in this area, many of which are in dilapidated or sub-standard condition.

The City adopted a new landscaping ordinance in 2007. This ordinance applies new standards and requires use of drip irrigation, drought tolerant plants and trees, mandates plumbing for the future use of recycled water, and limits the use of turf in most projects.

**Circulation Element:**

*C.G.1 Develop a safe, efficient, convenient, and attractive transportation system throughout the community, providing links within the City and with neighboring regions, and accommodating automobile, truck, pedestrian, recreational, equestrian, rail, air, and public transit needs, which will meet current and future development requirements within the planning area.*

As part of the Main Street and Freeway Corridor Specific plan, the City identified new land use districts that better suited the locations along two major corridors. A traffic model was created to address impacts over a 20-year period. This model will be further refined during the General Plan Update.

Capital improvement projects underway in 2008 which implement the Transportation goals are as follows:

- Ranchero Road Underpass - Environmental documents approved property acquisition in progress, construction planned late 2009 through 2010.
- Ranchero Road Interchange - Preliminary design completed, environmental document submitted to Caltrans for review. Construction is planned for 2011 to 2012.
- Ranchero Corridor – widening of the road to 4 lanes between the Underpass and the interchange. This will be planned and completed in conjunction with the County, as three miles of the six-mile length of this project is within their jurisdiction.
- Downtown Revitalization Project - The first two of nine streets (Spruce Street and Smoke Tree Street) are undergoing sewer line installation and waterline replacement. This will be completed in March. Afterward, the existing pavement will be ground and repaved and will include curb, gutter and sidewalks. Landscaping and front yard fencing is also included. This will be completed in summer 2009. The City is planning to complete these improvements on two streets per year. Other streets will have additional features such as landscaped median islands (Third Avenue) and an exercise circuit (Hercules Street).
- The City completed 11 projects in the 2008-09 Fiscal Year. These included Rock Springs Road, the Mojave Corporation Yard expansion, the H-01 drainage facility and the Main Street sewer extension.

*C.G.4 Organize land uses within the City to provide for efficient use of the existing and planned transportation systems.*

The City adopted the Main Street and Freeway Corridor Specific Plan, which became effective on October 16, 2008. This plan addresses land uses along the City's important thoroughfares. Land uses are located to take maximum advantage of planned transportation facilities. For example, auto sales uses are planned along the freeway, adjacent to the Ranchero Road freeway interchange. This will provide exposure for the

auto dealerships and convenient access from the freeway. In addition, this interchange will facilitate commuter access from Ranchero Road, which extends east to the southern portion of the City.

The Specific Plan also specifies areas of higher residential density in the Freeway corridor as well as along the western portion of Main Street. This will place more housing in commuter-friendly locations near the freeway.

The City has also planned for housing and office uses to be located within the Civic Plaza area, so that the employees and residents may access commercial uses along Main Street and Eighth Avenue.

*C.G.7 Provide for a balance of different types of transportation facilities.*

The City had adopted the Bike Path and Equestrian Trail Plan. This includes class 1, 2 and 3 trails for bikes as well as equestrian trails these are located within power line transmission corridors as well as in open space areas. In addition, the Main Street and Freeway Corridor Specific Plan includes the Urban Design Framework. This plan established two new east-west corridors to link the City's system of parks and open space areas.

The City received a \$2,000,000 grant from the federal government to design and build the Hesperia Lead Track Project. This will enable businesses requiring rail access to receive and ship goods by rail from the City's industrial area. This project will serve over 200 acres and will reduce the need for truck traffic to cross the City.

**Safety Element:**

*S.P.1 Protect the community from Injury, loss of life and property damage due the flood Hazard and storm water runoff*

The City has completed improvements on the southern portion of the H-01 drainage course from Main Street to Third Avenue. This will alleviate flooding on Main Street and other streets during heavy rainstorm events.

*S.P. 3 Protect the community from injury, loss of life and property due to urban and wild land fire hazards.*

The City has funded the reconstruction of Fire Station 301. A 12,000 SF facility will replace the existing 3,700 SF station on 11th Avenue. In addition, the City has broken ground on Fire Station 305 on the west side of the freeway. This 18,000 SF station will protect the West side of Hesperia as well as the commercial and industrial areas along the freeway corridor. The County partially funded the station and County Fire units will serve Hesperia's sphere area.

*S.P. 4 Promote public safety in the event of a natural or man-made disaster.*

The City has completed a disaster preparedness plan for the City. In addition, the City participated in the Shakeout Earthquake Scenario on November 13, 2008. The City

activated its Emergency Operations Center at City Hall and mobilized its management staff as well as other City staff to determine how prepared the City is to handle a major emergency. The City also sent two Building & Safety staff to the State Office of Emergency Services Evaluator and Coordinator training programs in September 2008.

**Open Space Element:**

*OS.G.1 Achieve a high quality, diverse park system which enhances and builds upon unique community values.*

*OS.G.2 Provide adequate park acreage and recreation facilities to serve the needs of present and future residents of the City.*

The City has worked with Hesperia Recreation and Park District to develop and expand the park system in the City. As part of new residential development on the west side of the city, three parks have been developed, totaling 16 acres. In addition, a paseo system was established to link these parks with Hesperia Community Park, located west of Datura Avenue.

In 2008, the City opened Civic Plaza Park adjacent to City Hall and the Hesperia Branch Library. The City celebrated its 20th anniversary on June 28, 2008.

*OS.G.4 Develop riding, hiking and bicycle trails which link open space areas and connect with regional trails systems.*

In 2002, the City adopted the Bike Path and Equestrian Trail Plan. This plan established a city-wide system of paths and trails. The plan includes class 1, 2 and 3 bike trails as well as equestrian trails in power line easements and open space areas, such as the Mojave River. The Mojave River Trail connects to the Pacific Crest Trail in Summit Valley.

During the General Plan Update process, the City Council has held discussions with the public and staff regarding establishment of Open Space areas. The City has identified preservation areas where the combination of natural vegetation, access and topography create kinds that would be preserved in a natural state, and developed with picnic or park facilities. Other areas would be set aside to provide trials to provide connectivity between the preservation areas or existing parks.

**Conservation Element:**

*CN.G.2 Adopt and implement conservation strategies throughout all aspects of the planning and development process.*

The City adopted a new landscape ordinance in 2007. This requires use of an approved plant list as well as restrictions on the use of turf and spray irrigation.

The City's General Plan identifies washes, open spaces and culturally sensitive areas within the City and Sphere of Influence. As part of the review of any development project, the City applies mitigations for drainage facilities, preservation of protected

plants and hillsides as well as surveys for cultural and archaeological resources as recommended by the County Museum.

*CN.G.5 Promote development which is sensitive to the environment and which minimizes adverse impacts to water supply, soils, cultural resources, air and water quality and biological resources.*

The City requires that new development, as well as public projects, irrigate their landscaping with provisions to convert to the use of reclaimed water when it becomes available. The City, in conjunction with the regional wastewater authority, is building sub-regional treatment plants that will supply treated water for this purpose. The City also requires best management practices for new construction including watering of graded areas and dirt access ways, SWPPP measures and surveys for cultural or biological resources, as applicable to each project.

**Noise Element:**

*N.G.1 Provide for the reduction of noise where the noise environment is unacceptable.*

The City requires walls or other noise attenuation measures as part of construction of any building within the noise contours of any highway, as well as the railroad. This provides for the interior noise levels in homes and businesses to meet the City's standards.

*N.G.2 Provide sufficient information concerning the community noise levels so that noise can be objectively considered in all land use planning decisions.*

The City's General Plan contains an inventory of noise contours for all noise sources, including highways and railroads. The City also has established notification areas as part of the adopted Airport Land Use Plan. Referral Area "C" permits land owners to be aware of the proximity of the airport and its impacts. Projects within this area must provide avagation easements are part of the approval process.

*N.G.3 Protect and maintain those areas having acceptable noise environments.*

The City's Noise Ordinance sets limits on noise from stationary sources and construction activity. These limits are consistent with the data and the compatibility matrix within the Noise Element. The City requires that outdoor activities associated with a development project must be curtailed after normal work hours to protect adjacent residential uses. The City also limits the hours and days that construction activity may occur.

**Housing Element:**

The City's original Housing Element was adopted along with the remainder of the General Plan in May 1991. In 2002 the Housing Element was updated as required under state law, based on the schedule for the SCAG region. This update addressed the City's housing needs for the RHNA reporting period ending in 2005.

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The City is currently working on a comprehensive General Plan Update, including the Housing Element. The new Housing Element will address the current RHNA reporting period, which is from January 1, 2006 to June 30, 2014.

The following tables contain the necessary information to report progress in meeting the City's housing goals, as well as the State's mandates for compliance with the State Department of Housing and community Development requirements:

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
 (CCR Title 25 §6202 )

Jurisdiction	City of Hesperia		
Reporting Period	1-Jan-08 - 31-Dec-08		

Table A

**Annual Building Activity Report**  
**Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects**

Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	See Instructions	See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income						
Village at Hesperia 19901 Ninth Avenue	MFR	R	14	53			68	1)RDA/LMIHF 2) HOME 3) Tax Credits 4) Tax- Exempt Multi- Family Revenue Bonds				67
Village at Hesperia III 9901 Ninth Avenue	MFR	R	17	4			21	1) Tax Credits	21			0
												0

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Sunrise Terrace I 16599 Muscatel Street	MFR	R	22	87		110	1)RDA/LMIHF 2) HOME 3) Tax Credits 4) Tax- Exempt Multi- Family Revenue Bonds	109	0
Sunrise Terrace II 8632 C Avenue	MFR	R	16	55		72	1)RDA/LMIHF 2) HOME 3) Tax Credits 4) Tax- Exempt Multi- Family Revenue Bonds	71	0
(9) Total of Above Moderate from Table A2			►	►	►	191			
(10) Total by income units (Field 5) Table A	►	►	►	69	199		462		

Table A2

Annual Building Activity Report Summary for Above Moderate-Income Units  
(not including those units reported on Table A)

Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for <b>Above Moderate</b>	187	2		2	0

**Table B**  
**Regional Housing Needs Allocation Progress**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		Permitted Units Issued by Affordability						Total Remaining RHNA by Income Level				
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)
Very Low	Deed Restricted	2,116	38	38	89							165
	Non-deed restricted		0	0	0							1,951
Low	Deed Restricted	1,456	142	117	33							292
	Non-deed restricted		0	0	0							1,164
Moderate	Deed Restricted	1,692		0	0	0						1,692
	Non-deed restricted		0	0	0							
Above Moderate		3,751	850	171	68							1,089
Total RHNA by COG. Enter allocation number:		9,015										2,662
Total Units ▲ ▲ ▲		1,030		326	190							1,546
Remaining Need for RHNA Period ▲ ▲ ▲ ▲ ▲												
Total ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲												
7,469												
7,469												

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in the Housing Element	Name of Program	Objective	Deadline in H.E.	Status of Program Implementation The City of Hesperia has continued to implement the goals and objectives of the H.E. The following data represents implementation for the 07-08 fiscal year
<b>DEVELOP AND IMPLEMENT HOUSING PROGRAMS TO ASSIST PERSONS OR FAMILIES OF LOW AND MODERATE INCOMES WITH FIRST-TIME HOMEBUYER PROGRAMS.</b>	<p>Assist thirty-seven (37) low and moderate-income first-time homebuyers by the year 2005.</p> <p>Implement federal HOME funds (via State HCD) as awarded, and annually apply for additional funding for homeowner assistance programs through the year 2005.</p> <p>Promote programs that will increase the level of home ownership in Hesperia reducing the number of foreclosed, vacant and HUD owned homes by a minimum of 10% by the year 2004.</p>		2004 & 2005	During fiscal year 2007-2008 the City had a HOME-funded Down Payment Assistance Program (DAP) that offered a 30-year zero percent interest loan with payments deferred for the first fifteen years, and monthly payments to begin in year sixteen through thirty in even monthly installments. During this time the City was in the process of transitioning from the HOME-funded DAP to an Agency-funded DAP (HCRA-DAP). During this fiscal year the City did not fund any DAP loans.	The City continued to support the County of San Bernardino through a Cooperative Agreement that manages a Single-family Mortgage Bond Proceed Program that assists homeowners in the City of Hesperia, as well as homeowners county-wide.
<b>PROVIDE RENTAL ASSISTANCE THROUGH RENTAL SUBSIDIES TO REDUCE THE COST OF HOUSING FOR VERY LOW AND LOW-INCOME FAMILIES.</b>	<p>Provide Section 8 rental assistance through the County of San Bernardino Housing Authority to one hundred-fifty (150) very-low and low-income people by the year 2005.</p>		2005	The County of San Bernardino Housing Authority contracts with the City to administer the Section 8 Certificate and Voucher Programs. The San Bernardino County Housing Authority (SBCHA) administers the Section 8 Housing Assistance Payment Program for the City and maintains several small, scattered public housing units. The primary objective of SBCHA is to provide affordable housing for extremely low income families within San Bernardino County. The Section 8 Housing Assistance Payment Program provides rental subsidies to low income (50 percent of the County MFI) households that spend more than 50 percent of their gross income on housing costs. The Program pays the difference between the excess of 30 percent of the recipient's monthly income and the federally approved Fair Market Rents (FMRs). Section 8 rental assistance is typically issued as vouchers. The	13

	<p>voucher system allows the voucher holder to choose housing that rents at levels higher than the FMRs but up to the SBCHA-established payment standard. The voucher holders must make up the difference between the FMR and the actual rents. The intent of the voucher system is to provide greater mobility and location choices for the recipients. However, the escalating rents have made vouchers a not-so-attractive offer to most landlords. It has become increasingly difficult for many voucher holders to find places where the vouchers may be accepted.</p> <p>According to SBCHA, 219 Section 8 recipients were residing in Hesperia as of June 2005. Of these, 81 were disabled households and 35 were elderly. Among all recipients, the majority were African American (40 percent), followed by White households (36 percent) and Hispanic (29 percent). Approximately one percent were Asian.</p> <p>In comparison to the overall ethnic makeup of the City, Hispanic households are slightly underrepresented among Section 8 recipients and African American residents are over-represented. This may indicate that additional outreach and education are necessary to increase participation among Hispanic residents. As of June 2007, over 13,500 applicants were on the Countywide Section 8 waiting list. The average waiting period ranges from three to five years, depending on the waiting list preference. For the distribution of Section 8 assistance, the Housing Authority has one preference: veterans and veteran families. During the 2007-2008 program year, 219 participants received Section 8 rental assistance spending approximately \$1,286,000.</p> <p><b>Redevelopment Agency –</b> The City's Redevelopment Agency provided assistance with its Low to Moderate Income Housing Set-Aside funds. The City anticipates providing low interest and/or deferred loan programs that will provide a future revenue source and allow the reuse of funds. For fiscal year 2007-2008, the City reserved a total of \$180,000 in Redevelopment Set-Aside funds for housing program administration that will provide affordable housing.</p>	
<b>PROVIDE CODE ENFORCEMENT TO ASSIST IN ELIMINATING SLUM AND BLIGHT IN LOW AND MODERATE-INCOME AREAS.</b>	<p>For a limited time, provide financial support for a 65 member volunteer group to promote neighborhood pride and improve the appearance of areas within designated enhancement areas. (Adopt-a-block)</p> <p>Provide 2,050 code enforcement hours to two hundred (200) households within the designated low-income enhancement areas to eliminate slum and blight by the year 2005.</p>	2005
<b>PRESERVE AND IMPROVE THE EXISTING SINGLE-FAMILY HOUSING</b>	<p>Provide twenty-five (25) rehabilitation loans to assist low and moderate-income</p>	The CDBG Housing Rehabilitation Loan program (HRLP) was available to provide loans and grants of up to \$15,000 for low-

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<b>STOCK THROUGH REHABILITATION WITH SPECIAL ATTENTION TO LEAD PAINT EDUCATION, INSPECTION, TESTING AND ABATEMENT AS NECESSARY.</b>	households by the year 2005. Provide sixty-five (65) rehabilitation loans for rental housing units by the year 2005. Provide Code Enforcement assistance to twenty-five (25) low-income households by the year 2005. Provide a Graffiti abatement program to eradicate graffiti in targeted areas. Provide Lead-Based Paint Education/Outreach Efforts to one hundred-twenty (120) low and moderate-income households by the year 2005. Provide lead-based paint testing as needed by the year 2005.	2005	<p>income homeowners for housing repairs including electrical, plumbing, and roofing. CDBG-HRLP assisted three households during 2007.</p> <p>In addition to the CDBG-HRLP, the City has a HOME-funded HRLP. During this fiscal year, the City was in the middle of transitioning from a HOME-funded HRLP to the HCRA-funded HRLP.</p> <p>Code Enforcement Program provided services for the elimination and abatement of public nuisances in low income designated target areas. Also, code enforcement increased City efforts to improve existing housing stock and eliminate blighted structures. Approximately 54 Households benefited.</p> <p>Graffiti Removal Program provided services for the elimination of blight at 688 Public property locations in the CDBG target areas. The Development Services Department (Economic Development and the Community Development) oversees the City's efforts to evaluate and reduce lead-based paint hazards. The City provided all contractors completing work in the City, and all households that are using the City's housing loan and grant programs written information on lead based paint hazards. Lead-based paint is rare but if found, the City monitored its removal, cleanup, and disposal.</p>
<b>PROVIDE FAIR HOUSING SUPPORT AND SERVICES.</b>	Provide fair housing education and outreach services to assist five hundred (500) residents by the year 2005. Provide ten (10) outreach meetings to assist renters with fair housing problems by the year 2005.	2005	<p>The Inland Fair Housing and Mediation Board provided fair housing services, including, landlord/tenant mediation, and discrimination complaint counseling. IFHMB also provided fair housing education and outreach services to residents of Hesperia. The Inland Fair Housing and Mediation Board handled 318 landlord/tenant complaints, including 228 low-income persons and 80 low to moderate-income persons.</p>
<b>PROVIDE FOR THE PRESERVATION AND REHABILITATION OF EXISTING SINGLE AND MULTI-FAMILY UNITS.</b>	Provide rehabilitation assistance to property owners and residents to preserve existing single-family and multi-family units.	Ongoing	<p>The CDBG Housing Rehabilitation Loan program (HRLP) was available to provide loans and grants of up to \$15,000 for low-income homeowners for housing repairs including electrical, plumbing, and roofing. CDBG-HRLP assisted three households during 2007.</p> <p>In addition to the CDBG-HRLP, the City has a HOME-funded HRLP. During this fiscal year, the City was in the middle of transitioning from a HOME-funded HRLP to the HCRA-funded HRLP.</p>
<b>PROVIDE SERVICES AND/OR HOUSING ASSISTANCE FOR HOMELESS PERSONS OR PERSONS AT-RISK OF BECOMING HOMELESS.</b>	Provide homeless assistance services, emergency shelter, transitional shelter, and supportive housing for fifty (50) homeless persons, and persons at-risk of becoming homeless by the year 2005.	2005	<p>During this program year, the City utilized CDBG funds that provided homeless assistance services, emergency shelter, transitional shelter, and supportive housing for homeless persons, and persons at-risk of becoming homeless.</p> <p>High Desert Homeless Services provided 24-hour residential shelter and services such as baby food, formula, clothing, diapers, laundry facilities, education, job readiness training, and independent living skills.</p> <p>High Desert Domestic Violence program provided outreach services and counseling, legal advocacy, crisis hotline, and</p>

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		referrals for victims of domestic violence. Victor Valley Domestic Violence: A Better Way provided outreach services and counseling concerning crisis intervention for victims of domestic violence. Moses House Ministries provided housing and family services to pregnant teens, single mothers and children including mentoring, life skills education and social skill training and baby supplies.	
		Provide services to one hundred twenty (120) elderly by the year 2005.  Expand case management programs by offering volunteer peer counseling services, daily activities, and support groups, counseling and seminars for adult children of aged parents by the year 2004.	2004 & 2005
<b>SUPPORT THE FRAIL ELDERLY THROUGH OUTREACH SERVICES AND SUPPORT TO IMPROVE THEIR WELL-BEING AND ENABLE THEM TO MAINTAIN THEIR INDEPENDENCE.</b>	<b>ENSURE THAT AGING CITIZENS HAVE QUALITY HUMAN SERVICES AND A SAFE AND DECENT LIVING ENVIRONMENT.</b>	Provide two hundred (200) elderly with social services, education, and recreation activities to promote a spirit of dignity and limitless potential for an enriched life for seniors by the year 2005.	2005
		Provide support and service to sixty (60) disabled persons by the year 2005.  Complete eight (8) accessibility projects for the benefit of low and moderate households by the year 2005.	2005
	<b>ENSURE AND ENHANCE THE SAFETY AND ACCESSIBILITY FOR PERSONS WITH DISABILITIES.</b>	Provide twelve (12) services in the rehabilitation, conversion, or accessibility modifications to public facilities, single-family units, and parks for persons with disabilities and/or HIV/AIDS by the year 2005.	Ongoing
	<b>ENSURE THE CITY'S LAND USE CONTROLS, BUILDING STANDARDS AND PERMIT PROCESSING DO NOT POSE A CONSTRAINT TO THE</b>	Analyze and determine whether the City's zoning, building standards and/or permit processing procedures constrain housing for persons with disabilities, consistent	The City enforces applicable California Title 24 disabled access regulations on all new development. This includes the public right-of-way as well as on-site and within the building. Plan check on these plans or improvements is conducted in conjunction with

<b>DEVELOPMENT, IMPROVEMENT OR MAINTENANCE OF HOUSING FOR PERSONS WITH DISABILITIES.</b>	with Senate Bill 520 (Chesbro) 2001. If the analysis demonstrates constraints to the development, improvement or maintenance of housing for persons with disabilities, the City will make the necessary changes to its zoning ordinance, building standards, and permit processing procedures to mitigate or otherwise remove identified constraints by November 2003.	2005	the remainder of the building and public improvement plans and does not pose a constraint. Accommodations are also made for the retrofit of existing buildings to permit their use in special circumstances.
<b>PROVIDE PUBLIC SERVICE ACTIVITIES FOR LOW AND MODERATE-INCOME PERSONS, AND PERSONS WITH SPECIAL NEEDS.</b>	Provide public services for two hundred (200) handicapped individuals and the homeless by the year 2005.	2005	The City assisted persons with special needs including, sign language interpretation, pregnancy education, and literacy services. High Desert Domestic Violence program provided outreach services and counseling, legal advocacy, crisis hotline and intervention, and referrals for victims of domestic violence. Victor Valley Domestic Violence, Inc./A Better Way assisted domestic violence victims and their children by providing shelter, intervention, prevention, education, and community awareness. High Desert Mental Health Services (Vista Guidance Center) provided individual and group counseling to low-income children, adults, and families.
<b>PROVIDE SUPPORT SERVICES TO LOW AND MODERATE INCOME YOUTH AND YOUTH AT-RISK.</b>	Provide two hundred (200) youth with counseling/gang prevention, after school programs, and childcare by the year 2005.	2005	The City assisted youth with counseling and gang prevention services, after school programs, and childcare. The following activities address those needs for program year 2007-2008. Moses House Ministries provided housing and family services to pregnant teens, single mothers and children including mentoring, life skills education and social skill training and baby supplies.
<b>IMPROVE PUBLIC FACILITIES TO MEET THE COMMUNITY NEEDS FOR RECREATION, EDUCATION, AND SAFETY BY IMPROVING PUBLIC FACILITIES FOR THE SPECIAL NEEDS POPULATION.</b>	Improve two (2) public facilities to senior recreation centers, youth centers, neighborhood facilities, childcare centers, park and recreational and library facilities by the year 2004.	2004	During fiscal year 2007-2008 the City embarked on the construction of a downtown park, adjacent to City Hall, City Library and two affordable senior apartment complexes. The City hosted a grand opening event for the park on June 28, 2008. CDBG funding provided for the purchase of replacement fire suppression equipment for use at the fire station located in the CDBG target area.
<b>PROVIDE INFRASTRUCTURE IMPROVEMENTS TO BENEFIT LOW AND MODERATE-INCOME RESIDENTS WITH IMPROVED, SAFER AND MORE ACCESSIBLE NEIGHBORHOODS.</b>	Implement the Antelope Valley Wash Flood control system project by the year 2004.  Implement seven (7) infrastructure projects to include the repair or installation of; roads, signage, signalization, curb, gutter,	2004 & 2005	The City's original township (one square mile) had fallen on challenging times and suffered from significant disinvestment, high crime rates, gang activity and graffiti, failing infrastructure, and abnormally high number of vacant homes. The increasing cost of law enforcement in this area resulted in the City dedicating one full time officer to implement community-based policing. This aggressive stance resulted in a significant drop in crime rates

	and sidewalks, drain, flood, and sewage projects, and alley improvements in CDBG target areas by the year 2005.	which started a trend towards neighborhood recovery. The City and Agency realized that direct investment in the Township Area was necessary if revitalization efforts were to be successful. As a result, in fiscal year 2007-2008 the City and Agency embarked upon an effort to assess the physical infrastructure problems in the area. In addition the residents were engaged through public outreach. Special financing programs were established to help homeowners and landlords improve their properties. The first phase is the complete transformation of two (2) streets to include new water and sewer lines, curb, gutter, sidewalk, landscaping, street lighting, fencing, etc. The cost for Phase I (two streets) is \$4M. This area is classified as a Community Development Block Grant (CDBG) Target Area because of the preponderance of low income residents. However, the successful transformation of the Township will encourage the residents to take pride in their homes, increase investment, and seek self-actualization through obtaining gainful employment in positions created by new Enterprise Zone businesses.
	Establish a position within the City staff by the year 2003.	2003  The City does not have a full-time grant writer but does have a Senior Management Analyst in the Economic Development Department that is committed to the financing and production of affordable housing in the City. The position manages the HOME new construction grants for affordable housing and pursues additional financing sources for affordable projects, in addition to underwriting for the Agency.
<b>PROVIDE FOR A FULL TIME GRANT WRITER POSITION WITHIN THE CITY STAFF BY THE YEAR 2003.</b>	In the City's Development Code, adopt mixed-use standards for allowing new development to include attached and detached units adjacent to or within commercial or institutional uses by the year 2003.	2003  The City amended the Development Code to permit second dwelling units as permitted uses in residential zones, subject to issuance of a building permit. The units need only meet the criteria set forth in the Code and no public notice is required. The City also adopted the Main Street and Freeway Corridor Specific Plan. This plan incorporates design standards and establishes mixed use and higher density residential zoning in commuter-friendly locations along the City's two principal thoroughfares. The plan also places higher density residential in proximity to the City new Civic Plaza and pedestrian commercial zoning along Main Street to create a walkable downtown area.
<b>ESTABLISH MIXED USE ZONING AND DEVELOPMENT STANDARDS TO ENHANCE THE AVAILABILITY OF SITES AND FACILITATE THE LOCATION OF AFFORDABLE AND SPECIAL NEEDS HOUSING NEAR COMMERCIAL AND CIVIC SERVICES.</b>	Provide financial and non-financial housing development incentives, seek financing for needed on and off site improvement through assessment districts or Community Facilities Districts, assist private developers who propose construction of low or moderately priced housing units, coordinate City efforts with available County programs, incorporating State and federal funds, as available.	In 2008, three new affordable housing projects opened providing the City with an additional 271 units; 89 of those restricted units are for seniors. Village at Hesperia I, Sunrise Terrace I, and II all utilized funds from the Agency, City HOME, 4% State Tax Credits and State tax-exempt, multi-family housing revenue bonds. Village at Hesperia III utilized 9% Tax Credits. The following is a list of the projects and the affordable unit contribution: Village at Hesperia I (senior) 68 units Village at Hesperia III (senior) 21 units Sunrise Terrace I (family) 110 units Sunrise Terrace II (family) 72 units
<b>MAINTAIN THE CITY'S GENERAL PLAN LAND USE MAP AND ZONING ORDINANCE TO PERMIT THE FULL</b>	Provide for necessary updates to the City's General Plan, zoning map and development standards to reduce to the	Ongoing  The City's original General Plan (1991) accommodated residential densities from homes on 2.5 acre lots, to multi-family complexes of up to 15 units to the acre. In addition, density

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<b>RANGE OF RESIDENTIAL DENSITIES WITHIN THE CITY BOUNDARIES.</b>	Extent possible any regulatory constraints to the provision of housing.			bonuses have always been available to attain even higher densities. In 2008, the Main Street and Freeway Corridor Specific Plan added two new land use designations and increased the highest density to 25 units per acre.
<b>CONTINUE TO IMPLEMENT THE CITY'S DENSITY BONUS PROGRAM TO INCLUDE INCREASED DENSITIES, FINANCIAL INCENTIVES, DESIGN CONCESSIONS AND PRIORITY PROCESSING.</b>	Provide for the necessary staff to expeditiously process housing proposals and density bonus applications within the time frames established by the City.	Ongoing		The City offers density bonuses, design concessions and financial assistance to projects that commit units to affordable rents or sales levels as well as to seniors. To date, the City has deed restricted provisions in effect on 6 projects, totaling 469 units. An additional three projects consisting of 153 units are under construction. The City has five projects under negotiation for an additional 303 units.